



JOSHUA JAMES

ESTATE AGENTS

# Waresley Road, Gamlingay SG19 3NN

Asking Price £315,000

3 1 1

- Central Village Location
- Easy Access to all Local Amenities & Shops
- 24ft Through Lounge / Dining Room
- Fitted Kitchen with Integral Fridge & Freezer
- Three Double Bedrooms
- Four Piece Bathroom Suite
- Low Maintenance Enclosed Rear Garden
- Garage En-Bloc & Off Road Parking
- No Forward Chain
- Gas Central Heating & Upvc Double Glazing



Mature semi detached property, situated in the heart of Gamlingay village, within easy access to all local amenities & shops. Offered for sale with no forward chain. The property benefits from cloakroom, 24ft through lounge / dining room & fitted kitchen with integral fridge & freezer. To the first floor are three double bedrooms & four piece bathroom suite. Externally there is a fully paved low maintenance garden, single garage en bloc & off road parking area. The property is very clean & tidy but would benefit from some updating.

Gamlingay is a large South Cambridgeshire village located approximately 16 miles west of Cambridge with easy access to the A1 & M11. The village falls within the Comberton School catchment area & offers an extensive range of shops & local amenities including the award winning Eco Hub which is a successful community and business centre serving the village of Gamlingay and the surrounding area.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>	70	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	